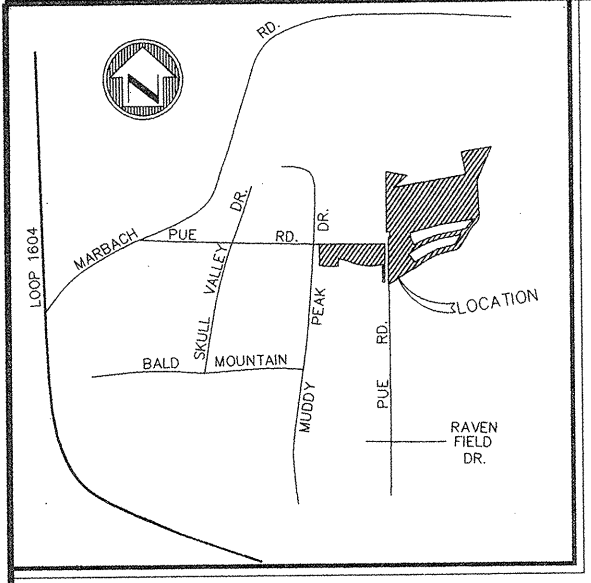


Book 4560 Page 20

FOR 1910-66



LOCATION MAP

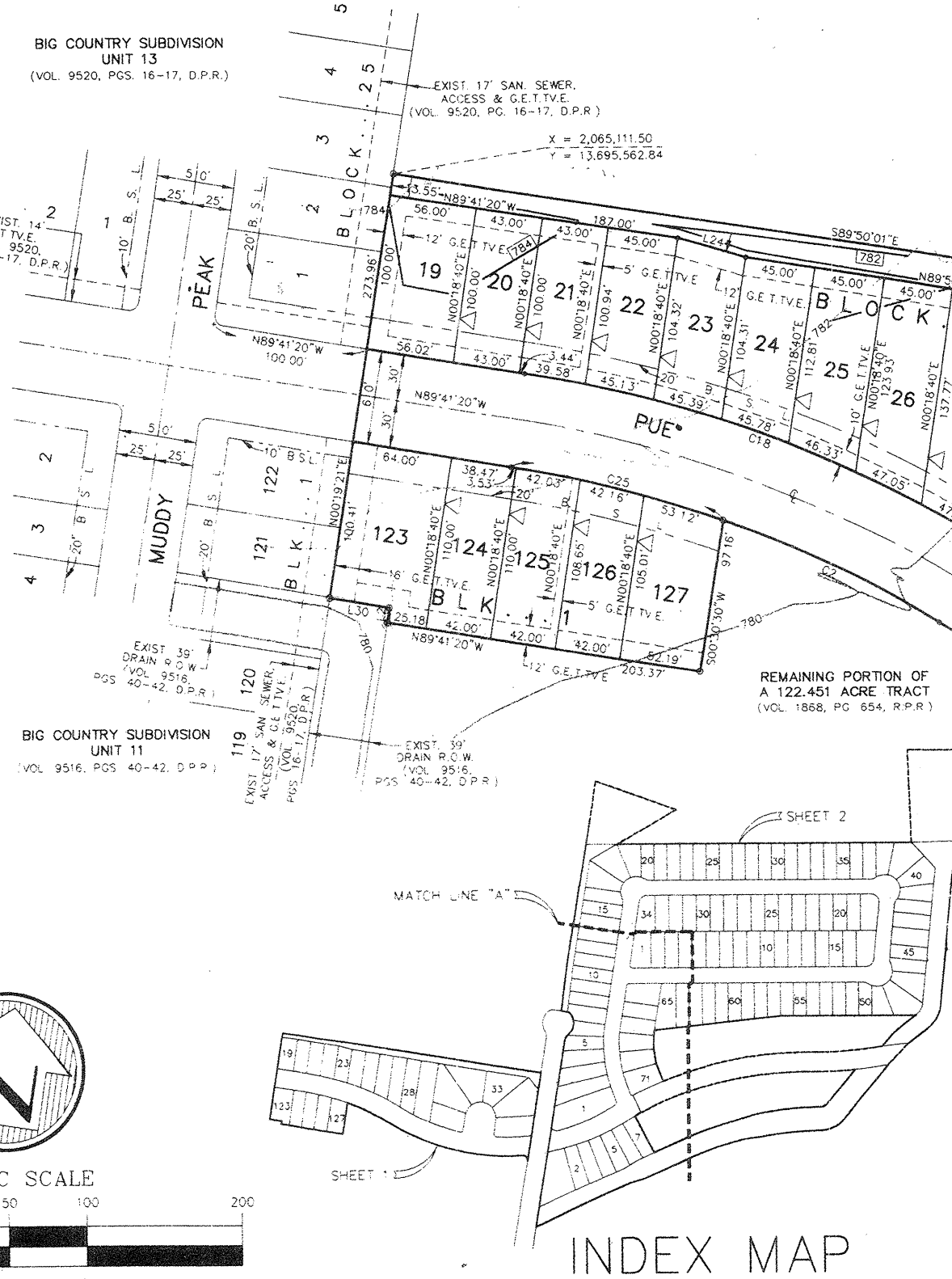
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	34°42'42"	730.00'	442.26'	228.15'	435.53'
C2	11°25'15"	770.00'	153.49'	77.00'	153.23'
C3	41°24'35"	30.00'	21.68'	11.34'	21.21'
C4	94°32'52"	50.00'	82.51'	54.13'	73.46'
C5	00°49'55"	1230.00'	17.86'	8.93'	17.86'
C6	07°31'45"	1230.00'	168.79'	84.53'	168.66'
C7	09°10'52"	1170.00'	187.48'	93.94'	187.28'
C8	10°27'11"	1050.00'	191.56'	96.05'	191.30'
C9	51°11'47"	164.50'	146.99'	78.81'	142.15'
C10	51°11'47"	92.50'	82.82'	44.32'	72.93'
C11	11°37'28"	1118.00'	226.83'	113.80'	226.44'
C12	21°59'47"	1230.00'	465.05'	235.34'	462.29'
C13	27°46'15"	1170.00'	567.09'	289.23'	561.52'
C14	11°37'28"	1046.00'	212.22'	106.47'	211.85'
C15	148°54'13"	50.00'	128.84'	179.71'	98.34'
C16	74°47'47"	10.00'	13.05'	7.65'	12.16'
C17	10°27'11"	1114.00'	203.24'	101.90'	202.38'
C18	21°54'03"	830.00'	117.20'	150.59'	315.13'
C19	17°57'43"	670.00'	210.34'	105.89'	209.18'
C20	93°44'30"	6.00'	9.82'	6.41'	9.76'
C21	180°00'00"	50.00'	157.08'	111.17'	100.90'
C22	98°19'17"	10.00'	16.81'	11.17'	14.90'
C23	10°30'21"	15.00'	26.98'	18.87'	23.48'
C24	152°41'34"	50.00'	133.25'	205.93'	97.17'
C25	10°28'48"	770.00'	140.84'	70.62'	140.65'
C26	89°29'52"	10.00'	12.22'	7.00'	11.47'
C27	11°31'27"	15.00'	29.64'	22.75'	25.05'
C28	19°32'10"	730.00'	248.91'	125.67'	242.70'
C29	16°19'48"	870.00'	190.96'	96.13'	190.31'
C30	08°24'06"	1170.00'	107.21'	53.64'	107.18'
C31	00°36'23"	1230.00'	13.02'	6.51'	13.02'
C32	78°42'36"	6.00'	8.35'	5.01'	7.69'
C33	97°22'52"	6.00'	10.20'	6.63'	8.97'
C34	04°59'39"	1230.00'	107.21'	53.64'	107.18'
C35	28°10'51"	375.00'	164.44'	94.13'	162.59'
C36	28°10'51"	425.00'	209.04'	106.68'	206.94'
C37	33°54'14"	30.00'	17.75'	9.14'	17.49'
C38	98°54'15"	10.00'	12.22'	11.69'	15.20'
C39	35°35'23"	30.00'	18.63'	9.63'	18.34'
C40	81°05'45"	25.00'	35.38'	21.39'	32.50'
C41	08°51'04"	670.00'	103.50'	51.85'	103.40'
C42	168°38'49"	50.00'	145.22'	438.18'	89.36'
C43	81°05'45"	5.00'	7.08'	4.28'	6.56'
C44	95°48'03"	25.00'	41.89'	27.67'	37.10'
C45	84°11'57"	25.00'	46.14'	22.50'	33.52'
C46	147°41'48"	30.00'	17.93'	9.24'	17.67'
C47	07°01'14"	1230.00'	150.72'	75.45'	150.62'
C48	04°27'55"	1170.00'	89.82'	44.93'	89.80'
C49	01°13'04"	1230.00'	28.30'	14.18'	28.30'
C50	46°36'10"	38.50'	32.12'	17.01'	31.24'

LINE	BEARING	LENGTH
L1	N50°11'30"E	52.26'
L2	N00°17'29"E	9.60'
L3	N88°27'36"W	26.41'
L4	S30°29'07"W	114.91'
L5	N44°45'40"W	30.35'
L6	S73°38'08"W	47.17'
L7	S57°02'03"W	154.12'
L8	S63°52'37"W	50.36'
L9	N43°34'44"E	46.71'
L10	N57°02'03"E	60.37'
L11	S81°10'29"W	44.02'
L12	N81°10'29"E	44.02'
L13	S64°12'16"W	50.21'
L14	S57°02'03"E	93.75'
L15	N30°28'19"E	52.46'
L16	N18°00'20"W	45.40'
L17	N08°10'39"W	45.40'
L18	N00°27'27"W	17.43'
L19	S00°30'30"W	46.13'
L20	S00°30'30"W	39.53'
L21	N35°28'57"E	60.00'
L22	S28°06'05"E	38.65'
L23	S28°06'05"E	48.29'
L24	N82°15'56"W	45.38'
L25	N50°32'01"E	89.19'
L26	S00°27'27"E	30.68'
L27	N81°49'31"E	23.09'
L28	S29°08'51"W	124.53'
L29	S50°55'27"E	114.04'
L30	N89°42'31"W	38.84'
L31	N89°42'31"W	30.00'
L32	N00°22'23"E	27.22'
L33	N02°24'18"E	61.46'
L34	N00°32'23"E	82.79'
L35	S00°32'23"W	20.00'
L36	N89°27'37"W	20.00'
L37	N00°32'23"E	20.00'
L38	S89°27'37"E	20.00'
L39	N00°10'37"E	37.37'

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.  
ON THIS 17th DAY OF MAY, 1999  
ATTEST: *[Signature]* COUNTY CLERK, BEAR COUNTY, TEXAS

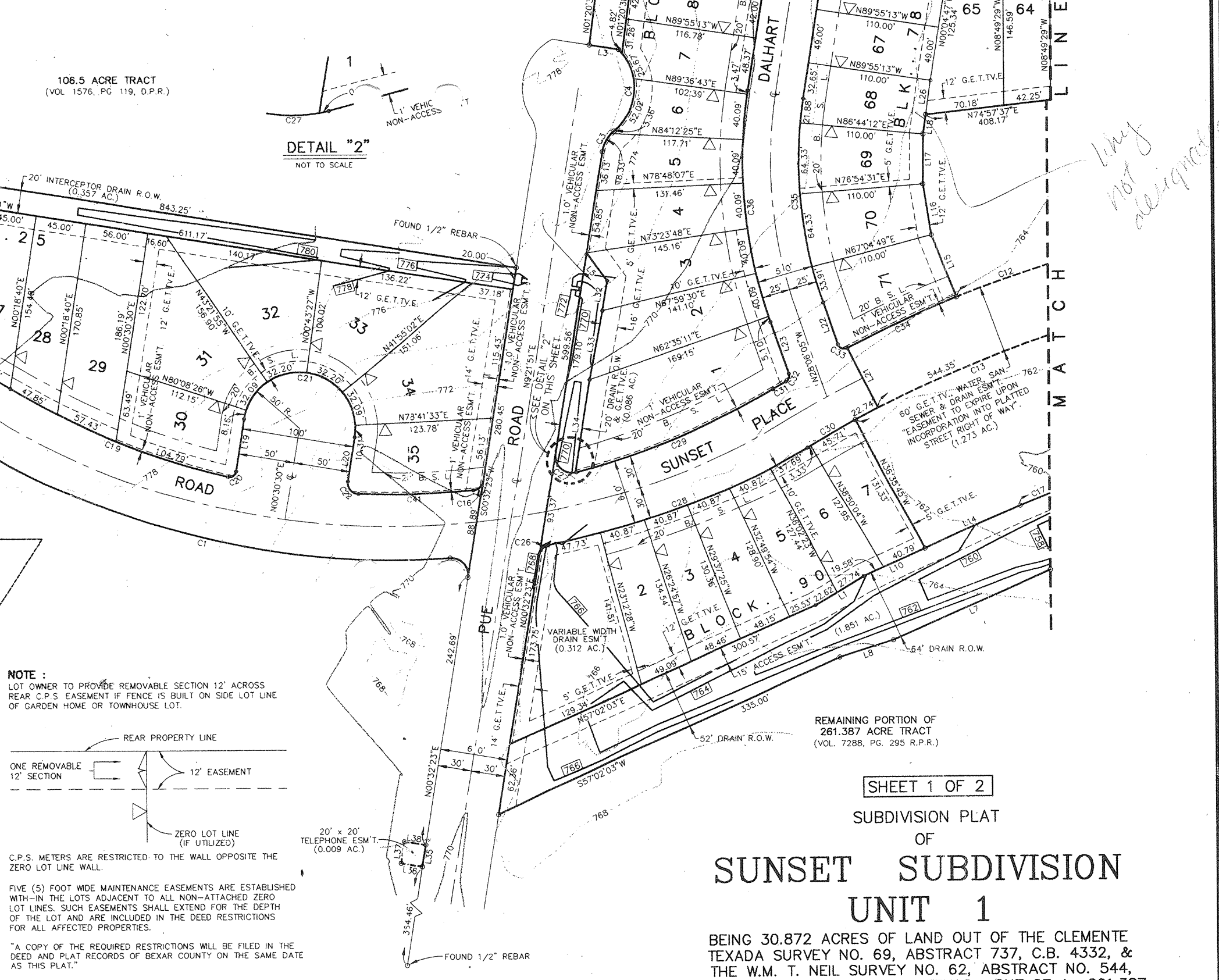
W.F. CASTELLA & ASSOCIATES, INC.  
Engineers • Surveyors • Planners  
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351  
DRAWN BY: P.D.L. JOB ORDER NO. 46608.00

- LEGEND**
- 1) BUILDING SETBACK LINE ----- B.S.L.
  - 2) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.T.V.E.
  - 3) ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
  - 4) TELEPHONE & CABLE TELEVISION EASEMENT ----- T.T.V.E.
  - 5) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.T.V.E.
  - 6) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.
  - 7) PROPOSED FINISHED CONTOUR ----- 1760
- "GENERAL NOTES"**
- 1) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION INSTITUTE P.I.D. # AY0682 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET.  
STATE PLANE COORDINATES ARE GRID  
SCALE FACTOR IS -0.999864  
ROTATION GRID TO PLAT IS 00°23'07"
  - 2) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS.  
D.P.R. = DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
  - 3) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
  - 4) CONTROL MONUMENTS AS SHOWN.  
IT IS THE PRACTICE OF W.F. CASTELLA & ASSOC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION.  
TYPICAL MONUMENTATION IS A 1 1/2" REBAR WITH A "CASTELLA & ASSOC." PLASTIC CAP.  
BASIS OF BEARING RECITED HEREIN IS THE NORTH LINE OF THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY SHOWN ON THE PLAT OF HERITAGE PARK SUBDIVISION UNIT 1 RECORDED IN VOLUME 9502, PAGES 115 - 116, D.P.R.



STATE OF TEXAS )  
COUNTY OF BEAR )  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY.  
SWORN TO & SUBSCRIBED BEFORE ME THIS 17th DAY OF MAY, A.D. 1999.  
*[Signature]*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS  
ARTHUR LEE WRIGHT  
MY COMMISSION EXPIRES  
NOVEMBER 8, 2001  
STATE OF TEXAS )  
COUNTY OF BEAR )  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.  
SWORN TO & SUBSCRIBED BEFORE ME THIS 17th DAY OF MAY, A.D. 1999.  
*[Signature]*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS  
ARTHUR LEE WRIGHT  
MY COMMISSION EXPIRES  
NOVEMBER 8, 2001

- "C.P.S. NOTES AND LEGEND"**
- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - 2) ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
  - 3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  - 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.T.V.E. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
  - 5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



STATE OF TEXAS )  
COUNTY OF BEAR )  
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER BROAD LANE, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
KAUFMAN AND BROAD LANE STAR, L.P.  
By: *[Signature]*  
HERBERT QUIROGA, VICE-PRESIDENT  
DULY AUTHORIZED AGENT  
ARTHUR LEE WRIGHT  
MY COMMISSION EXPIRES  
NOVEMBER 8, 2001  
STATE OF TEXAS )  
COUNTY OF BEAR )  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERBERT QUIROGA, VICE-PRESIDENT OF KAUFMAN AND BROAD LANE STAR, L.P., BY: KBSA, INC., its general partner, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 14th DAY OF MAY, A.D. 1999.  
*[Signature]*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS  
STATE OF TEXAS )  
COUNTY OF BEAR )  
I, GERRY BICKHOFF, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 24th DAY OF AUGUST, A.D. 1999, AT 2:10 P.M., AND DULY RECORDED THE 24th DAY OF AUGUST, A.D. 1999, AT 2:10 A.M., IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9544.  
ON PAGE 20  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 24th DAY OF AUGUST, A.D. 1999.  
COUNTY CLERK, BEAR COUNTY, TEXAS  
BY: *[Signature]* DEPUTY

VRP# 02-05-104



2000-0151502 P 05548 00120

RECORDERS MEMORANDUM  
AT THE TIME OF RECORDATION THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR REASON OF ILLEGIBILITY, CHAIN OF TITLE, PHOTO COPY, DISCOLORED PAPER, ETC.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE SIDE LOT LINE SANITARY SEWER, WATER, AND DRAIN EASEMENTS.

ROOF OVERHANGS ARE ALLOWED WITHIN THE SIDE LOT LINE SANITARY SEWER, WATER, AND DRAIN EASEMENTS.

1/2" IRON PIN SET AT ALL PC, PT AND LOT CORNERS UNLESS OTHERWISE NOTED.

ALL LOTS ABUTTING PUE ROAD HAVE A 1' NON-ACCESS EASEMENT AGAINST THE PUE ROAD RIGHT OF WAY.

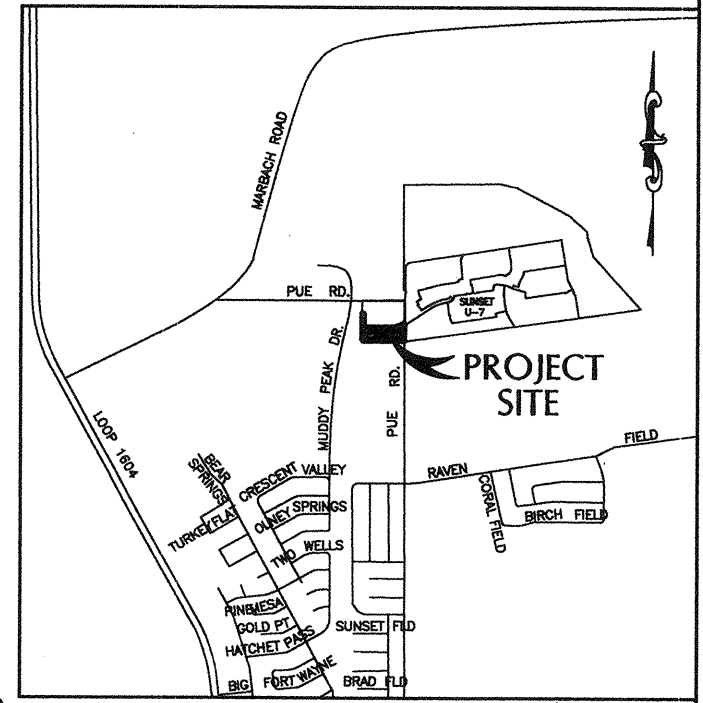
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	29°59'58"	300.00'	157.08'	80.38'	N75°30'15"E
C2	90°33'10"	38.66'	61.10'	39.03'	N44°1'W
C4	29°59'58"	350.00'	183.26'	93.78'	S75°30'15"W
C5	273°08'06"	50.00'	238.36'	47.34'	N00°30'14"E
C6	46°34'03"	30.00'	24.38'	12.91'	S66°12'45"E
C7	46°34'03"	30.00'	24.38'	12.91'	S67°13'12"W
C8	10°00'24"	375.00'	65.49'	32.83'	N85°30'02"E
C9	10°00'24"	425.00'	74.23'	37.21'	S85°30'02"W
C10	10°00'24"	425.00'	74.23'	37.21'	N85°30'02"E
C11	10°00'24"	375.00'	65.49'	32.83'	S85°30'02"W
C12	89°58'49"	15.00'	23.56'	14.99'	N45°30'49"E
C13	88°12'50"	15.00'	23.09'	14.54'	N45°23'21"E
C14	10°00'24"	400.00'	69.86'	35.02'	S85°30'02"W
C15	10°00'24"	400.00'	69.86'	35.02'	S85°30'02"W

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 MAY 21 PM 2:46

SCALE: 1" = 100'

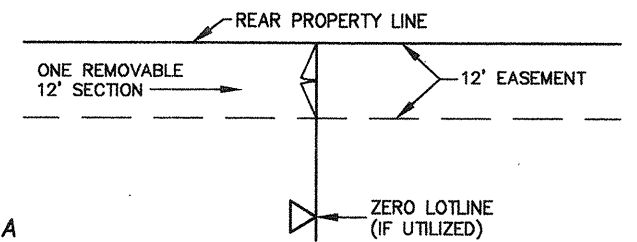
PLAT NO. 000235



LOCATION MAP  
NTS

- LEGEND
- IRON PIN SET
  - 780--- EXISTING CONTOURS
  - 780--- PROPOSED CONTOURS
  - G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ESMT EASEMENT
  - BSL BUILDING SETBACK LINE
  - EXIST. EXISTING
  - IRON PIN FOUND
  - TYP. TYPICAL

NOTE:  
LOT OWNER TO PROVIDE REMOVABLE SECTION 12' ACROSS REAR C.P.S. EASEMENT IF FENCE IS BUILT ON SIDE LOT LINE OF GARDEN HOME OR TOWNHOUSE LOT.



STATE OF TEXAS  
COUNTY OF BEXAR

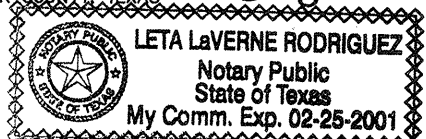
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES INC.  
BY: FREDERICK J. McNEALY, P.E.

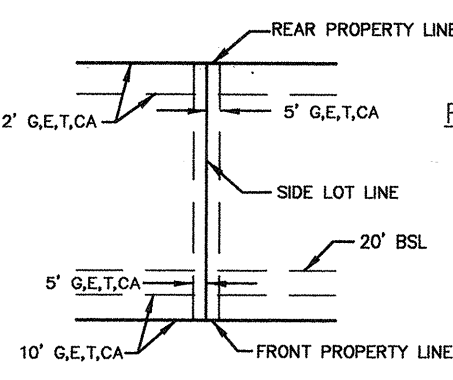
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF May, A.D. 2000

Notary Public Bexar County, Texas



TYPICAL 5' G.E.T.C.A. EASEMENT  
FOR SIDE LOT LINES ON SELECTED LOTS  
NTS



5' GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT LOCATION TABLE.  
BLK 1  
LOTS 155,156; 159,160; 163,164; 167,168; 171,172; 175,176; 179,180; 183,184; 187,188

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONER'S COURT.

ATTESTED  
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

KAUFMAN AND BROAD LONE STAR, L.T.D.  
BY: KBSA, INC., its general partner  
BY: HERBERT QUIROGA  
TITLE: VICE PRESIDENT

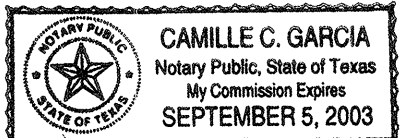
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
Herb Quiroga, known to me to be the person  
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF May, A.D. 2000

Notary Public Bexar County, Texas



VICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216  
Telephone: (210)349-3271

SUBDIVISION PLAT  
ESTABLISHING  
SUNSET SUBDIVISION, UNIT 8A

BEING 5.340 ACRES OF LAND OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT 737, C.B. 4332, BEXAR COUNTY, TEXAS. OUT OF A 261.387 ACRE TRACT RECORDED IN VOL. 7288, PG. 295 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF SUNSET SUBDIVISION, UNIT 8A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 14th DAY OF June, A.D. 2000

BY: Robert J. Wanders  
BY: [Signature]  
CHAIRMAN  
SECRETARY



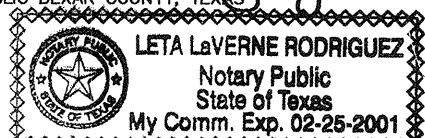
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES INC.  
BY: ROBERT LEININGER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF May, A.D. 2000

Notary Public Bexar County, Texas



STATE OF TEXAS  
COUNTY OF BEXAR

I, Corey Rickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 6th DAY OF September, 2000, AT 3:00 PM, AND DULY RECORDED THE 6th DAY OF September, 2000, AT 3:00 PM, IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 245 ON PAGE 120

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 6th DAY OF September, 2000

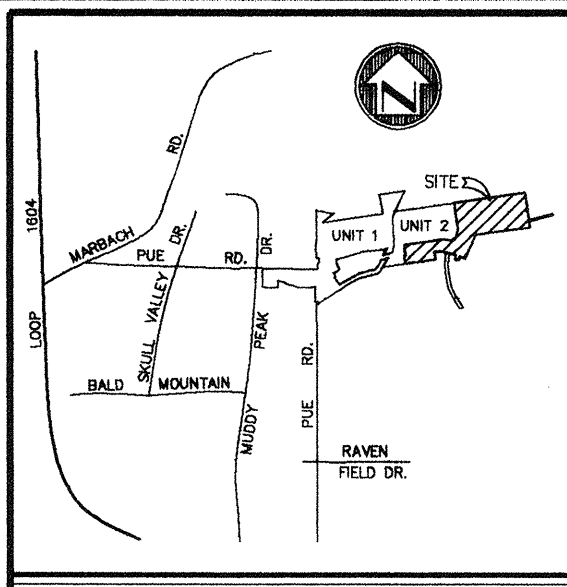


COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: [Signature], DEPUTY



20000 81550 d 210210-00002



LOCATION MAP

**NOTE:**  
LOT OWNER TO PROVIDE REMOVABLE SECTION 12" ACROSS REAR C.P.S. EASEMENT IF FENCE IS BUILT ON SIDE LOT LINE OF GARDEN HOME OR TOWNHOUSE LOT.

ONE REMOVABLE 12" SECTION

REAR PROPERTY LINE

12" EASEMENT

ZERO LOT LINE (IF UTILIZED)

C.P.S. METERS ARE RESTRICTED TO THE WALL OPPOSITE THE ZERO LOT LINE WALL.

FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

\*A COPY OF THE REQUIRED RESTRICTIONS WILL BE FILED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY ON THE SAME DATE AS THIS PLAT.

- "C.P.S. NOTES"**
- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - 2.) ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  - 4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - 5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

- "GENERAL NOTES & LEGEND"**
- 1.) BUILDING SETBACK LINE
  - 2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT
  - 3.) ELECTRIC & CABLE TELEVISION EASEMENT
  - 4.) TELEPHONE & CABLE TELEVISION EASEMENT
  - 5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
  - 6.) THE NUMBER OF WASTEWATER EQUIVALENT "WELLING" (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT: SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT: 7720
  - 7.) PROPOSED FINISHED CONTOUR
  - 8.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STA. INSTITUTE P.L.D. # AY0682 DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.999864. ROTATION GRID TO PLAT IS +0023307"
  - 9.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
  - 10.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
  - 11.) CONTROL MONUMENTS AS SHOWN. IT IS THE PRACTICE OF W.F. CASTELLA & ASSOC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A "CASTELLA & ASSOC" PLASTIC CAP.
  - 12.) BASIS OF BEARING RECITED HEREIN IS THE PLAT OF SUNSET SUBDIVISION UNIT 2 APPROVED BY THE CITY OF SAN ANTONIO PLANNING COMMISSION ON 3/8/2000.

200079

SHEET 2 OF 2

SUBDIVISION PLAT  
OF  
**SUNSET SUBDIVISION  
UNIT 3**

BEING 20.908 ACRES OF LAND OUT OF A 261.387 ACRE TRACT OF LAND RECORDED IN VOL. 7288, PG. 295 RPR OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT NO. 767, C.B. 4332 BEXAR COUNTY, TEXAS

STATE OF TEXAS )  
COUNTY OF BEXAR )

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

KAUFMAN AND BROAD LONE STAR, L.P.  
By: *Herbert Quiroga*  
HERBERT QUIROGA, VICE-PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS )  
COUNTY OF BEXAR )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERBERT QUIROGA, VICE-PRESIDENT OF KAUFMAN AND BROAD LONE STAR, L.P. By: *KBSA, Inc.*, its general partner, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 12 DAY OF JUNE A.D., 2000.

*Arthur Lee Wright*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS )  
COUNTY OF BEXAR )

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO.

SWORN TO & SUBSCRIBED BEFORE ME THIS 12 DAY OF JUNE A.D., 2000.

*Arthur Lee Wright*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS )  
COUNTY OF BEXAR )

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SWORN TO & SUBSCRIBED BEFORE ME THIS 12 DAY OF JUNE A.D., 2000.

*Arthur Lee Wright*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE 30 DAY OF October A.D., 2000.

ATTESTED: *Paul Oliphant*  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

*Angela R. Smith*  
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF  
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 28 DAY OF June A.D., 2000.

THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: *Robert J. Wanders*  
CHAIRMAN

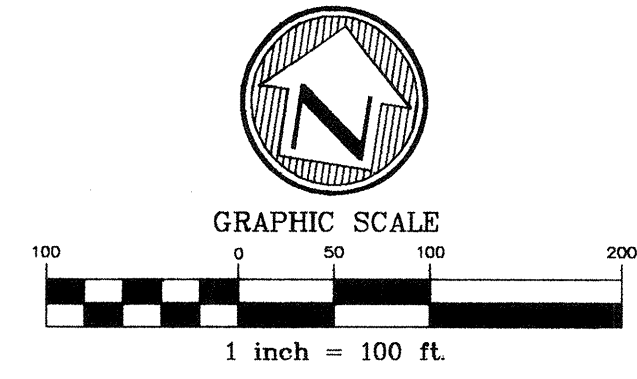
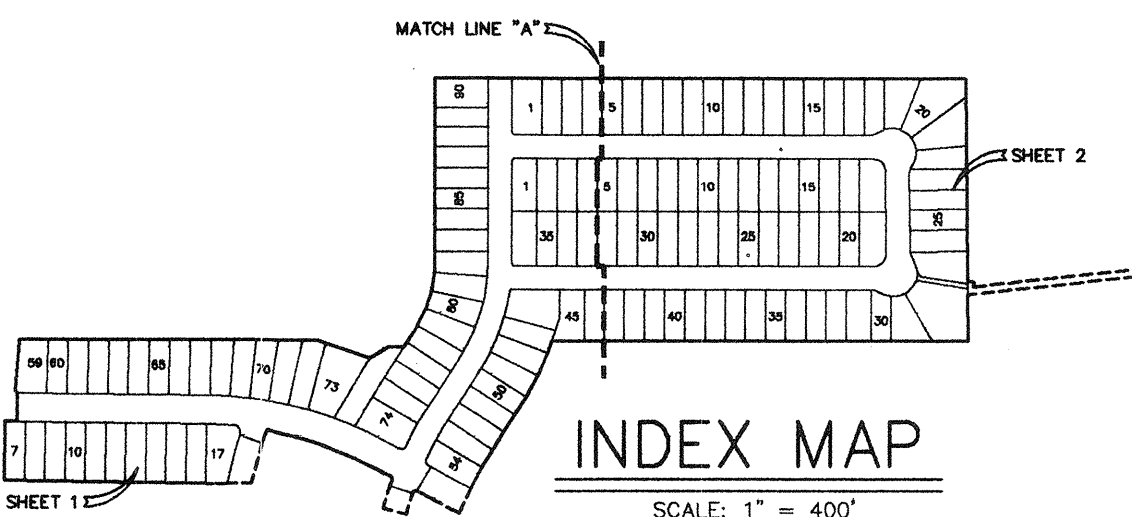
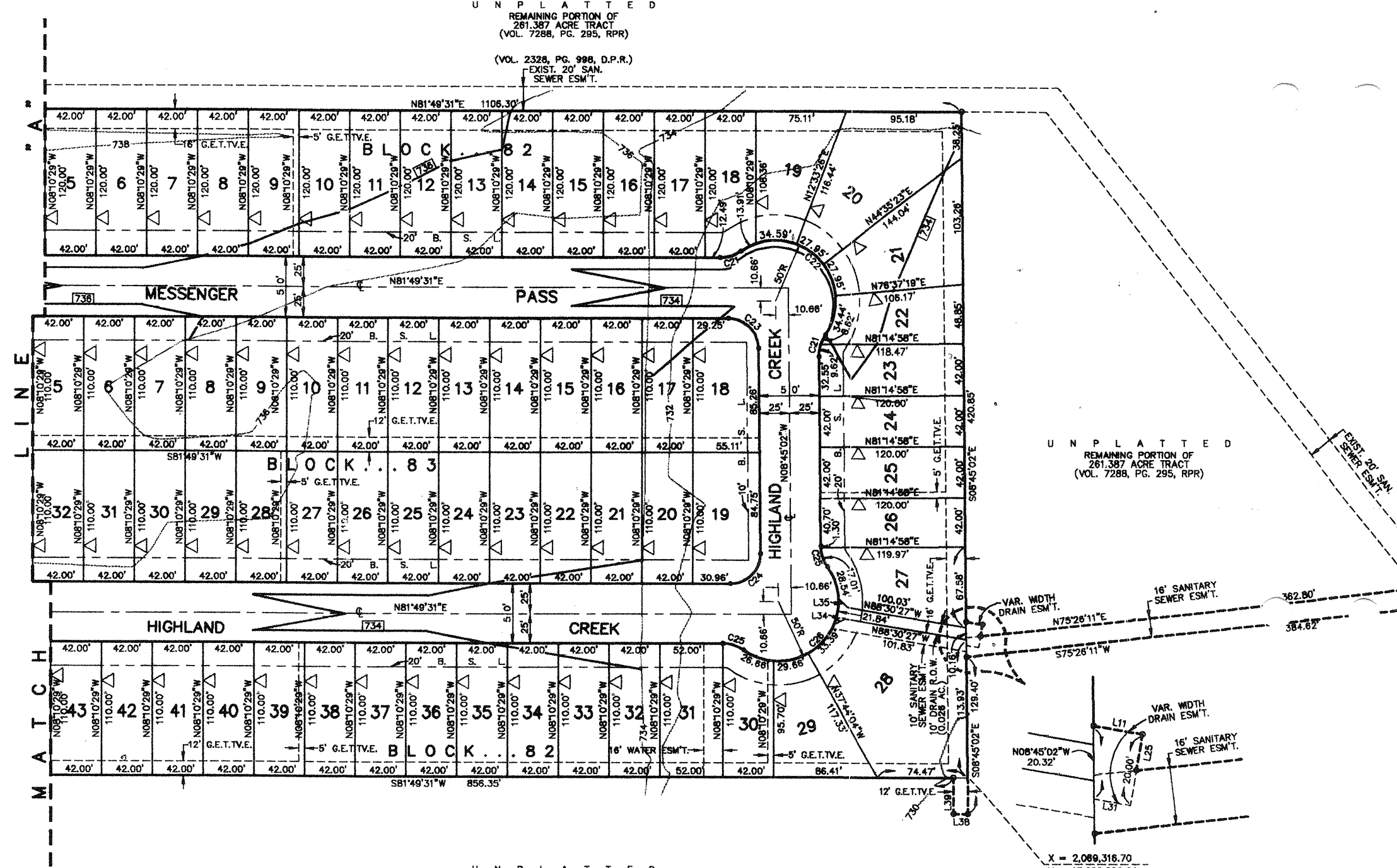
BY: *Samuel W. Martin*  
SECRETARY

STATE OF TEXAS )  
COUNTY OF BEXAR )

*Garry Rickhoff*  
COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 6th DAY OF October A.D. 2000 1:30 P.M. AND DULY RECORDED THE 6th DAY OF October A.D. 2000 3:32 P.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 9548

ON PAGE 206  
6th DAY OF October A.D. 2000  
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Samuel W. Martin*  
DEPUTY



**WFC** A TCB INC. Company

**W.F. CASTELLA & ASSOCIATES, INC.**  
Engineers • Surveyors • Planners  
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

DRAWN BY: A.R. JOB ORDER NO. 46808.00

RECORDERS MEMORANDUM  
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Filed for Record in:  
BEXAR COUNTY, TEXAS  
RECORDING: 375455  
Doc/Reg: 25.00  
Doc/Map: 5.00  
Doc/Note: 2000-0172012  
Deputy - RICHARD REINE

Dr. Oct 06 2000  
At 1:30pm

200079  
SHEET 2 OF 2  
SUNSET SUBDIVISION  
UNIT 3



VRP#02-05-104



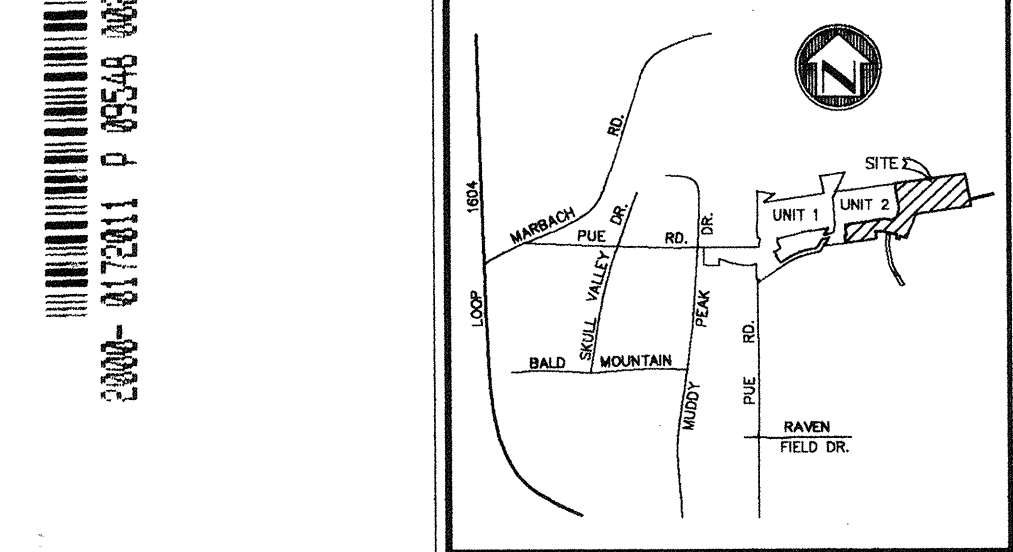
2000-017201-1 05548 00205

RECORDERS MEMORANDUM  
AT THE TIME OF RECORDING THIS INSTRUMENT, THE RECORDING OFFICE WAS ADVISED BY THE SUBMITTER THAT THE INSTRUMENT WAS A PRELIMINARY INSTRUMENT AND THAT THE FINAL INSTRUMENT WOULD BE FILED WITHIN 90 DAYS OF THE DATE OF RECORDING. THE RECORDING OFFICE HAS NO RECORD OF THE FINAL INSTRUMENT BEING FILED WITHIN THE SPECIFIED TIME FRAME. THE RECORDING OFFICE IS NOT RESPONSIBLE FOR THE FAILURE OF THE SUBMITTER TO FILE THE FINAL INSTRUMENT WITHIN THE SPECIFIED TIME FRAME. THE RECORDING OFFICE IS NOT RESPONSIBLE FOR THE FAILURE OF THE SUBMITTER TO FILE THE FINAL INSTRUMENT WITHIN THE SPECIFIED TIME FRAME.

Filed for Record in:  
BEXAR COUNTY, TEXAS  
DEBBY RICHMOND, COUNTY CLERK  
On: Oct 16, 2000  
at: 1:00pm  
Receipt #: 37545  
Recorded by: J. J. J.  
Doc. No.: 2000-017201-1  
Doc. Date: 06/09/2000  
Deputy: J. J. J.

**WFC** A TCB INC. Company  
**W.F. CASTELLA & ASSOCIATES, INC.**  
Engineers • Surveyors • Planners  
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351  
DRAWN BY: A.R. JOB ORDER NO. 46808.00

# LOCATION MAP



**NOTE:**  
LOT OWNER TO PROVIDE REMOVABLE SECTION 12' ACROSS REAR C.P.S. EASEMENT IF FENCE IS BUILT ON SIDE LOT LINE OF GARDEN HOME OR TOWNHOUSE LOT.

REAR PROPERTY LINE  
ONE REMOVABLE 12' SECTION  
12' EASEMENT  
ZERO LOT LINE (IF UTILIZED)

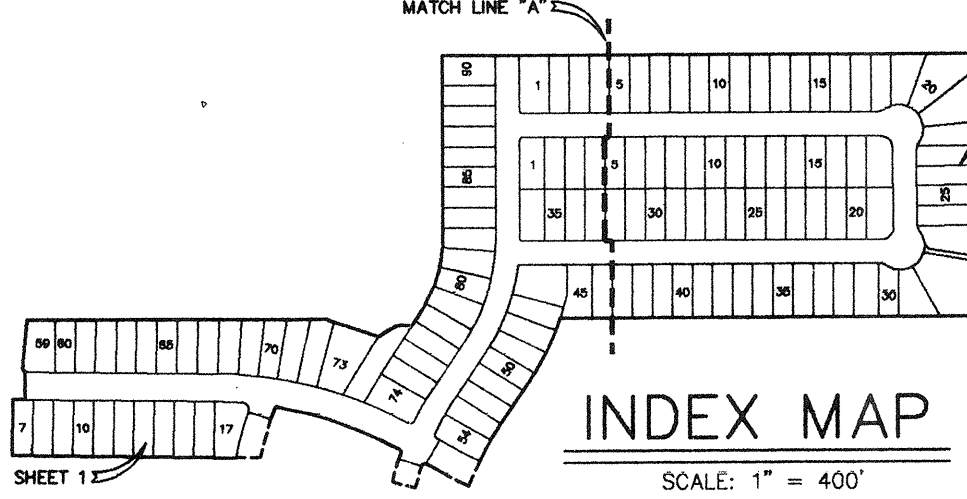
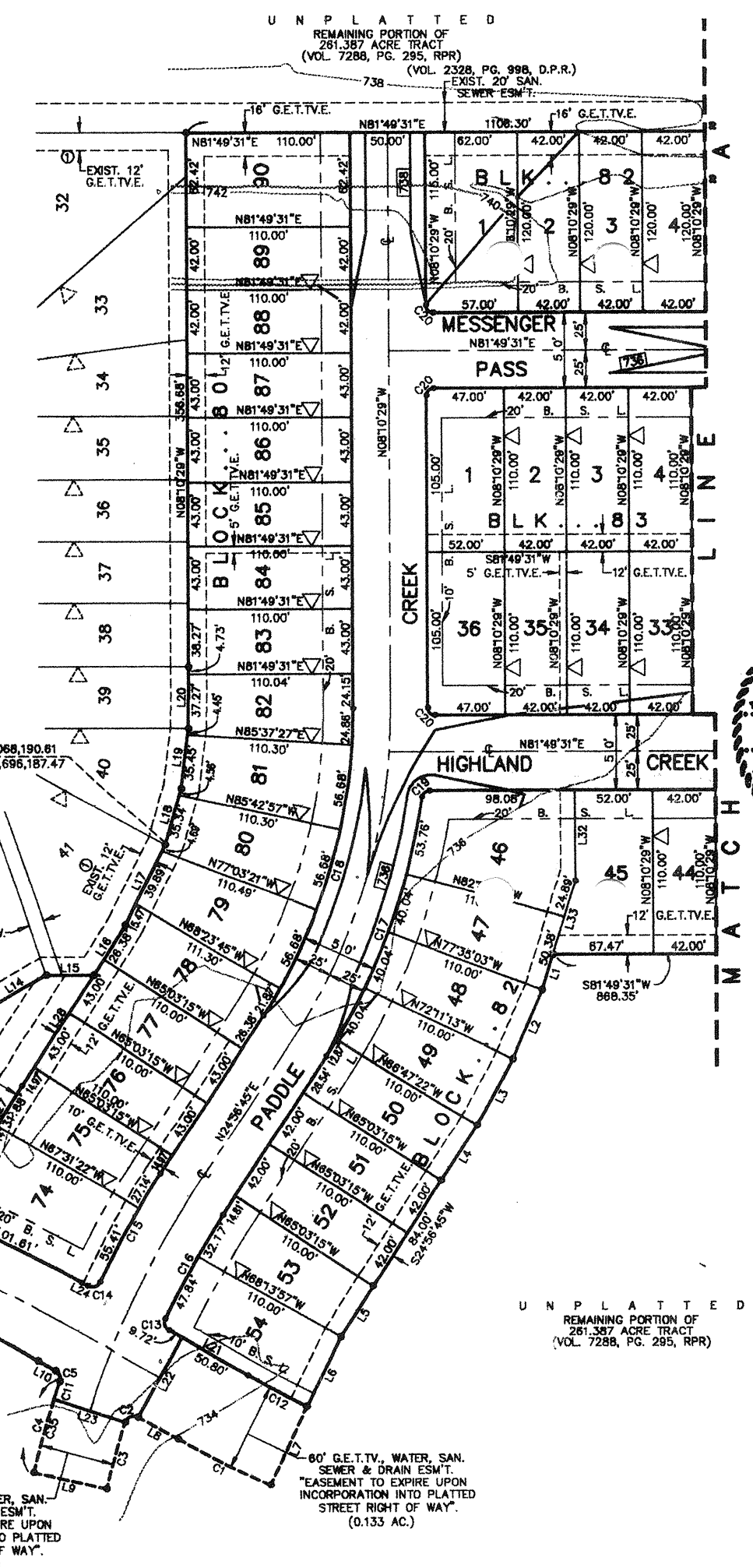
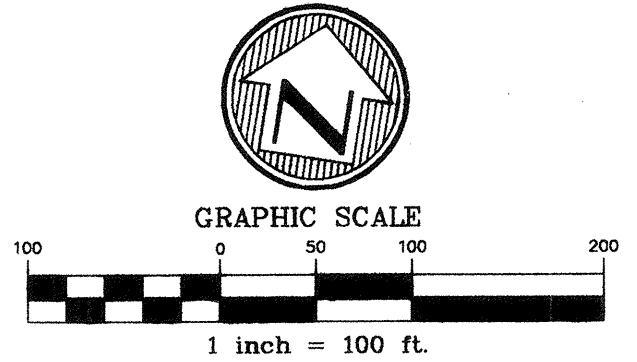
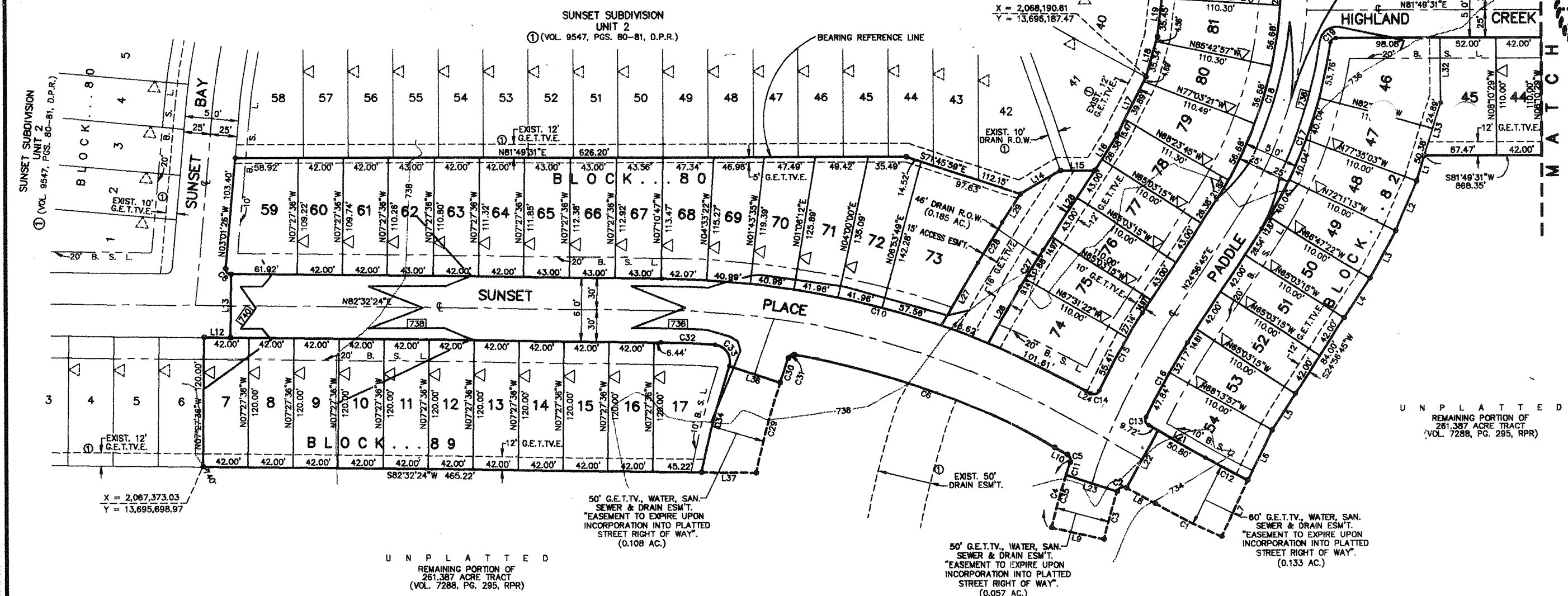
C.P.S. METERS ARE RESTRICTED TO THE WALL OPPOSITE THE ZERO LOT LINE WALL.

FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

\*A COPY OF THE REQUIRED RESTRICTIONS WILL BE FILED IN THE DEED AND PLAY RECORDS OF BEXAR COUNTY ON THE SAME DATE AS THIS PLAT.\*

LINE	BEARING	LENGTH
L1	S09°43'01"W	24.92'
L2	S15°08'52"W	50.38'
L3	S20°30'43"W	50.38'
L4	S24°37'54"W	44.74'
L5	S23°53'57"W	40.88'
L6	S18°38'54"W	50.88'
L7	S16°17'35"W	58.58'
L8	N84°53'51"W	30.38'
L9	N84°53'44"W	50.00'
L10	N85°53'51"W	13.35'
L11	S88°30'27"E	13.73'
L12	N82°32'24"E	24.52'
L13	N72°22'36"W	80.00'
L14	N51°12'18"E	43.51'
L15	N81°49'31"E	31.94'
L16	N24°38'45"E	38.89'
L17	N18°29'29"E	60.05'
L18	N07°37'01"E	38.90'
L19	N01°01'08"W	39.90'
L20	N07°43'53"W	42.00'
L21	N85°53'51"W	80.53'
L22	N21°08'08"E	60.00'
L23	N80°12'58"W	50.00'
L24	N85°53'51"W	4.61'
L25	S01°29'43"W	10.22'
L26	S21°46'11"W	61.48'
L27	N21°46'11"E	68.00'
L28	N24°38'45"E	88.47'
L29	N24°38'45"E	32.00'
L30	S42°20'29"E	18.08'
L31	N88°30'27"E	10.12'
L32	N08°12'28"W	62.08'
L33	N08°43'01"E	50.35'
L34	N58°28'33"E	10.17'
L35	S53°30'27"E	10.17'
L36	S00°00'46"E	50.00'
L37	S82°32'24"W	51.02'
L38	N81°49'31"E	12.00'
L39	S09°43'02"E	30.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	04°48'24"	830.00'	88.87'	34.88'	88.85'
C2	101°10'03"	8.00'	10.81'	7.33'	9.28'
C3	04°39'47"	580.00'	47.20'	23.82'	47.19'
C4	05°48'44"	630.00'	63.04'	31.80'	63.52'
C5	79°47'54"	8.00'	8.38'	5.02'	7.70'
C6	121°55'57"	720.00'	298.91'	130.89'	287.89'
C7	94°28'10"	8.00'	8.24'	5.40'	7.34'
C8	28°33'45"	830.00'	413.76'	211.27'	408.48'
C9	01°08'57"	830.00'	12.27'	6.13'	12.27'
C10	03°17'35"	770.00'	44.25'	22.13'	44.25'
C11	80°58'22"	8.00'	9.00'	5.98'	8.18'
C12	93°39'51"	8.00'	9.81'	6.40'	8.76'
C13	07°30'27"	830.00'	82.55'	41.33'	82.49'
C14	07°34'14"	880.00'	100.01'	49.07'	78.89'
C15	25°10'32"	425.00'	186.74'	94.80'	185.24'
C16	33°10'13"	375.00'	218.77'	111.01'	213.77'
C17	82°03'18"	8.00'	7.18'	4.35'	6.58'
C18	90°00'00"	8.00'	7.85'	5.00'	7.07'
C19	34°50'28"	30.00'	18.24'	9.41'	17.96'
C20	159°08'17"	50.00'	138.84'	271.18'	98.34'
C21	89°22'48"	25.00'	39.02'	24.75'	35.18'
C22	80°34'34"	25.00'	39.52'	25.25'	35.53'
C23	34°58'28"	30.00'	18.31'	9.45'	18.03'
C24	180°31'22"	50.00'	140.08'	281.34'	88.98'
C25	03°10'34"	740.00'	41.02'	20.62'	41.02'
C26	03°10'34"	740.00'	41.02'	20.62'	41.02'
C27	06°27'58"	910.00'	88.82'	43.44'	88.78'
C28	01°28'31"	910.00'	11.85'	11.85'	23.69'
C29	80°33'48"	8.00'	7.03'	4.24'	6.47'
C30	03°45'28"	770.00'	50.50'	25.26'	50.49'
C31	103°28'22"	15.00'	27.09'	16.02'	23.98'
C32	08°05'38"	880.00'	102.10'	51.10'	102.03'
C33	04°39'47"	630.00'	51.27'	25.85'	51.49'



**200079**

**SHEET 1 OF 2**

**SUBDIVISION PLAT**  
OF  
**SUNSET SUBDIVISION**  
**UNIT 3**

BEING 20.908 ACRES OF LAND OUT OF A 261.387 ACRE TRACT OF LAND RECORDED IN VOL. 7288, PG. 295 RPR OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT NO. 767, C.B. 4332 BEXAR COUNTY, TEXAS

STATE OF TEXAS )  
COUNTY OF BEXAR )

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH DULY AUTHORIZED AGENT DECATES TO THE USE OF THE PUBLIC FOREVER ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

KAUFMAN AND BROAD LONE STAR, L.P.  
By: KBSA, Inc., its general partner

*Herbert Quiroga*  
HERBERT QUIROGA, VICE-PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS )  
COUNTY OF BEXAR )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERBERT QUIROGA, VICE-PRESIDENT OF KAUFMAN AND BROAD LONE STAR, L.P., By: KBSA, Inc., its general partner, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 12 DAY OF JUNE, A.D., 2000.

*Arthur Lee Wright*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS )  
COUNTY OF BEXAR )

ARTHUR LEE WRIGHT  
MY COMMISSION EXPIRES  
NOVEMBER 8, 2001

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY.

*Steven E. Hanan*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS 2 DAY OF JUNE, A.D., 2000.

*Arthur Lee Wright*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS )  
COUNTY OF BEXAR )

ARTHUR LEE WRIGHT  
MY COMMISSION EXPIRES  
NOVEMBER 8, 2001

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*Michael Haber*  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THIS 2 DAY OF JUNE, A.D., 2000.

*Arthur Lee Wright*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS )  
COUNTY OF BEXAR )

ARTHUR LEE WRIGHT  
MY COMMISSION EXPIRES  
NOVEMBER 8, 2001

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE 2 DAY OF June, 2000.

ATTESTED  
*Paul Olguendo*  
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF  
SUNSET SUBDIVISION UNIT 3  
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 28 DAY OF June, 2000.

THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: *Robert J. Landino*  
CHAIRMAN

BY: *David M. Linn*  
SECRETARY

STATE OF TEXAS )  
COUNTY OF BEXAR )

*Gerry Rickhoff*  
COUNTY CLERK OF SAID COUNTY DO  
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE  
6th DAY OF October, A.D., 2000, AT 1:30P, AND DULY RECORDED THE  
6th DAY OF October, A.D., 2000, AT 3:30P, IN THE RECORDS OF  
Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 9648

ON PAGE 205  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS  
6th DAY OF October, A.D., 2000

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

NOV 1 2000

VRP#02-05-104

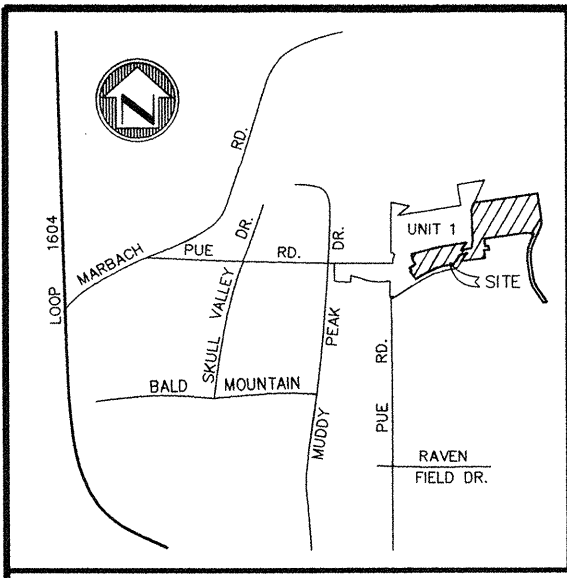






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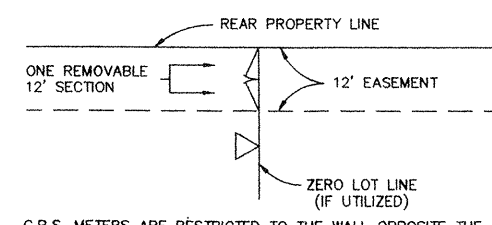
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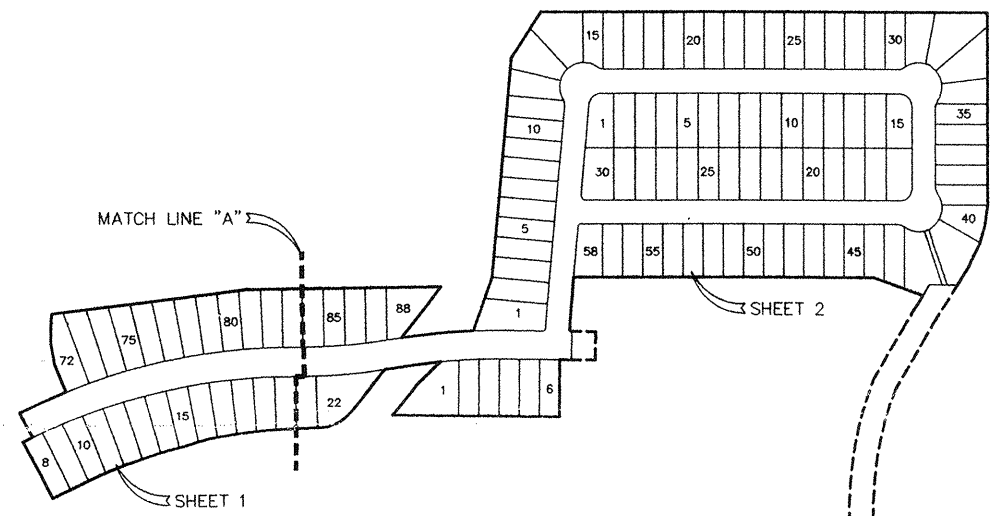
LOCATION MAP

- "GENERAL NOTES"**
- 1.) BUILDING SETBACK LINE ----- B.S.L.
  - 2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
  - 3.) ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
  - 4.) TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
  - 5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
  - 6.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.
  - 7.) PROPOSED FINISHED CONTOUR ----- 760
  - 8.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION INSTITUTE P.I.D. #AY0682 DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.999864. ROTATION GRID TO PLAT IS +002°30'7".
  - 9.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
  - 10.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
  - 11.) CONTROL MONUMENTS AS SHOWN. IT IS THE PRACTICE OF W.F. CASTELLA & ASSOC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A "CASTELLA & ASSOC" PLASTIC CAP. (SUNSET SUBDIVISION UNIT 1 HAS BEEN MONUMENTED AS STATED.)
  - 12.) BASIS OF BEARING REQUIRED HEREIN IS THE PLAT OF SUNSET SUBDIVISION UNIT 1 RECORDED IN VOLUME 9544, PAGES 120 THRU 121 D.P.R.

NOTE: LOT OWNER TO PROVIDE REMOVABLE SECTION 12" ACROSS REAR C.P.S. EASEMENT IF FENCE IS BUILT ON SIDE LOT LINE OF GARDEN HOME OR TOWNHOUSE LOT.



C.P.S. METERS ARE RESTRICTED TO THE WALL OPPOSITE THE ZERO LOT LINE WALL. FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES. "A COPY OF THE REQUIRED RESTRICTIONS WILL BE FILED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY ON THE SAME DATE AS THIS PLAT."



INDEX MAP

SCALE: 1" = 400'

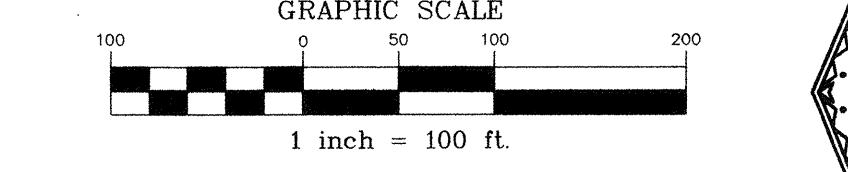


LINE	BEARING	LENGTH
L1	N35°29'18"W	60.00'
L2	N30°29'18"W	59.46'
L3	N18°00'20"W	45.40'
L4	N08°10'39"W	45.40'
L5	N00°27'27"W	17.43'
L6	S07°43'53"E	42.00'
L7	S01°01'08"E	39.90'
L8	S07°37'01"W	39.90'
L9	S18°29'25"W	60.00'
L10	N24°56'45"E	28.82'
L11	N82°32'24"E	50.00'
L12	S07°27'36"E	60.00'
L13	S82°32'24"W	74.52'
L14	N30°29'07"E	92.40'
L15	N38°27'18"E	65.26'
L16	S30°29'07"W	114.91'
L17	S84°12'15"W	50.21'
L18	S57°02'03"W	93.75'
L19	N07°27'36"W	60.00'
L20	N02°24'59"E	42.19'
L21	N20°46'36"E	59.99'
L22	N51°12'19"E	43.51'
L23	N81°49'31"E	31.94'
L24	S82°32'24"W	59.39'
L25	S72°11'47"E	7.65'
L26	N17°48'13"E	7.55'
L27	S08°10'29"E	5.00'
L28	S81°49'31"W	18.00'
L29	S07°43'53"E	42.75'
L30	S01°01'08"E	41.51'
L31	S07°37'01"W	41.95'
L32	S18°29'25"W	61.87'
L33	S24°56'45"W	39.57'
L34	N65°03'15"W	12.00'
L35	S86°58'34"W	10.00'
L36	S03°01'28"E	10.90'
L37	N24°56'45"E	5.17'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	04°59'39"	1230.00'	107.21'	53.64'	107.18'
C2	06°12'53"	1230.00'	133.41'	66.77'	133.35'
C3	84°28'10"	5.00'	8.24'	5.40'	7.34'
C4	04°23'55"	1170.00'	89.82'	44.93'	89.80'
C5	01°19'05"	1230.00'	28.30'	14.15'	28.30'
C6	51°11'47"	92.50'	82.65'	44.32'	79.93'
C7	11°37'28"	1118.00'	226.83'	113.89'	226.44'
C8	102°21'17"	1114.00'	203.24'	101.90'	202.96'
C9	01°06'48"	1170.00'	22.74'	11.37'	22.74'
C10	26°39'26"	1170.00'	544.35'	277.19'	539.45'
C11	21°39'47"	1230.00'	465.05'	235.34'	462.29'
C12	07°51'45"	1230.00'	188.79'	84.53'	188.66'
C13	09°10'52"	1170.00'	187.48'	93.94'	187.28'
C14	00°49'55"	1230.00'	17.86'	8.93'	17.86'
C15	08°08'52"	1170.00'	125.54'	62.83'	125.48'
C16	03°29'59"	1230.00'	79.13'	37.58'	79.12'
C17	85°33'50"	5.00'	7.47'	4.63'	6.79'
C18	05°07'35"	525.00'	46.97'	23.50'	46.96'
C19	05°07'35"	475.00'	42.50'	21.26'	42.49'
C20	02°09'15"	525.00'	19.74'	9.87'	19.74'
C21	81°52'37"	5.00'	7.15'	4.34'	6.55'
C22	95°09'03"	10.00'	16.61'	10.94'	14.76'
C23	34°54'25"	30.00'	18.28'	9.43'	18.00'
C24	158°48'50"	50.00'	139.46'	280.80'	98.45'
C25	90°00'00"	25.00'	39.27'	25.00'	35.36'
C26	34°19'10"	30.00'	17.97'	9.26'	17.70'
C27	153°29'18"	50.00'	133.94'	212.25'	97.34'
C28	84°50'57"	25.00'	37.02'	22.85'	33.73'
C29	03°10'34"	740.00'	41.02'	20.52'	41.02'
C30	03°10'34"	788.00'	43.57'	21.79'	43.57'
C31	21°13'38"	750.00'	277.82'	140.54'	276.28'
C32	19°51'34"	800.00'	277.29'	140.05'	275.90'
C33	24°07'14"	405.00'	170.50'	86.53'	169.24'
C34	24°07'14"	455.00'	191.35'	97.21'	190.14'

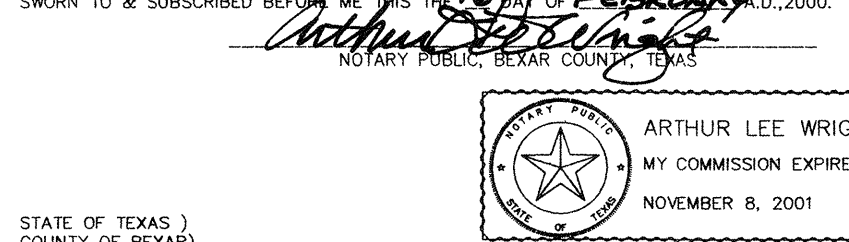
CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE 16 DAY OF May, 2000  
ATTEST  
Steven E. Hanan  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

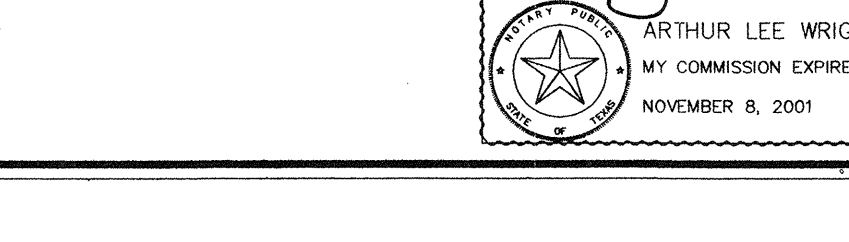


W.F. CASTELLA & ASSOCIATES, INC.  
Engineers • Surveyors • Planners  
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210) 734-5351  
DRAWN BY: A.R. JOB ORDER NO. 46666.00

STATE OF TEXAS )  
COUNTY OF BEXAR )  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIATIONS THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO.  
Michael Haberer  
REGISTERED PROFESSIONAL LAND SURVEYOR  
SWORN TO & SUBSCRIBED BEFORE ME THIS 16 DAY OF FEBRUARY, A.D., 2000.  
Arthur Lee Wright  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

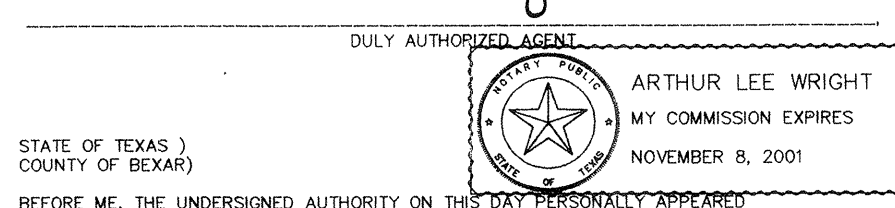


STATE OF TEXAS )  
COUNTY OF BEXAR )  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.  
Michael Haberer  
REGISTERED PROFESSIONAL LAND SURVEYOR  
SWORN TO & SUBSCRIBED BEFORE ME THIS 16 DAY OF FEBRUARY, A.D., 2000.  
Arthur Lee Wright  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



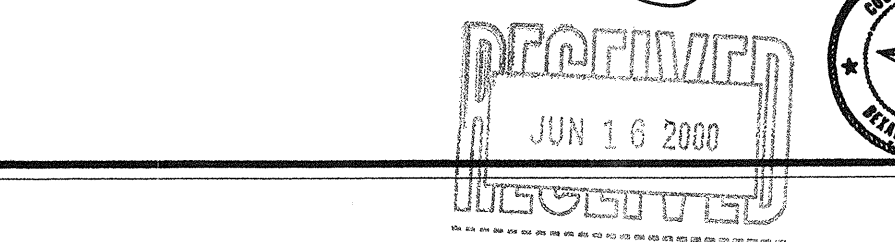
STATE OF TEXAS )  
COUNTY OF BEXAR )  
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

KAUFMAN AND BROAD LONE STAR, L.P.  
By: Herbert Quiroga, its general partner  
HERBERT QUIROGA, VICE-PRESIDENT  
DULY AUTHORIZED AGENT



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERBERT QUIROGA, VICE-PRESIDENT OF KAUFMAN AND BROAD LONE STAR, L.P., By: KBSA, Inc., its general partner, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 16 DAY OF FEBRUARY, A.D., 2000.  
Arthur Lee Wright  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

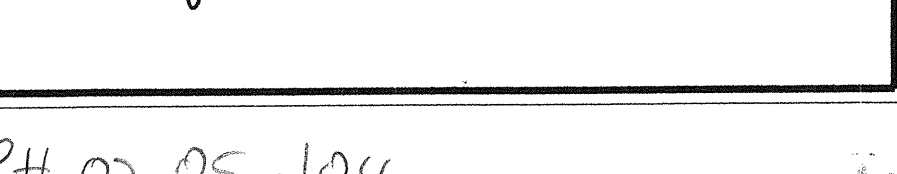


SHEET 1 OF 2  
SUBDIVISION PLAT  
OF  
**SUNSET SUBDIVISION  
UNIT 2**

BEING 21.848 ACRES OF LAND OUT OF A 261.387 ACRE TRACT OF LAND RECORDED IN VOL. 7288, PG. 295 R.P.R. OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT NO. 737, C.B. 4332, BEXAR COUNTY, TEXAS.

SUNSET SUBDIVISION UNIT 2  
THIS PLAT OF HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS 8 DAY OF March, A.D., 2000.  
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS  
By: Robert J. Wanders CHAIRMAN  
By: Angela M. Minia SECRETARY

STATE OF TEXAS )  
COUNTY OF BEXAR )  
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 8 DAY OF May, A.D. 2000, AT 3:46 P.M., AND DULY RECORDED THE 9 DAY OF May, A.D. 2000, AT 9:05 A.M., IN THE RECORDS OF Deed + Plats OF SAID COUNTY, IN BOOK VOLUME 9547  
ON PAGE 80  
IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 9 DAY OF May, A.D. 2000  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
By: Gerry Rickhoff DEPUTY



VRP#02-05-104



SUNSET SUBDIVISION

UNIT 1

BEING 30.872 ACRES OF LAND OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT 737, C.B. 4332, & THE W.M. T. NEIL SURVEY NO. 62, ABSTRACT NO. 544, C.B. 5197, BEXAR COUNTY, TEXAS. OUT OF A 261.387 ACRE TRACT RECORDED IN VOL. 7288, PG. 295 R.P.R., AND A REMAINING PORTION OF A 122.451 ACRE TRACT RECORDED IN VOL. 1868, PG. 654 R.P.R.

STATE OF TEXAS )  
COUNTY OF BEXAR )

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

KAUFMAN AND BROAD LONE STAR, L.P.  
By: KBSA, Inc., its general partner

*Herbert Quiroga*  
HERBERT QUIROGA, VICE-PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS )  
COUNTY OF BEXAR )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERBERT QUIROGA, VICE-PRESIDENT OF KAUFMAN AND BROAD LONE STAR, L.P., By: KBSA, Inc., its general partner, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 14th DAY OF MAY, A.D. 1999.

*Arthur Lee Wright*  
ARTHUR LEE WRIGHT  
MY COMMISSION EXPIRES  
NOVEMBER 8, 2001

STATE OF TEXAS )  
COUNTY OF BEXAR )

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY.

*Steven E. Hanan*  
STEVEN E. HANAN  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS 14th DAY OF MAY, A.D. 1999.

*Arthur Lee Wright*  
ARTHUR LEE WRIGHT  
MY COMMISSION EXPIRES  
NOVEMBER 8, 2001

STATE OF TEXAS )  
COUNTY OF BEXAR )

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*Steven E. Hanan*  
STEVEN E. HANAN  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THIS 14th DAY OF MAY, A.D. 1999.

*Arthur Lee Wright*  
ARTHUR LEE WRIGHT  
MY COMMISSION EXPIRES  
NOVEMBER 8, 2001

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE 17th DAY OF August 1999

ATTESTED  
*Gerry Rickhoff*  
COUNTY CLERK, BEXAR COUNTY, TEXAS



THIS PLAT OF SUNSET SUBDIVISION UNIT 1, LINDO, OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 24th DAY OF Aug. 1999, A.D. 1999, AT 2:10 P.M., AND DULY RECORDED THE 24th DAY OF Aug. 1999, A.D. 1999, IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9544

STATE OF TEXAS )  
COUNTY OF BEXAR )  
GERRY RICKHOFF  
COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 24th DAY OF Aug. 1999, AT 2:10 P.M., AND DULY RECORDED THE 24th DAY OF Aug. 1999, A.D. 1999, IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9544

ON PAGE 121  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 24th DAY OF Aug. 1999, A.D. 1999

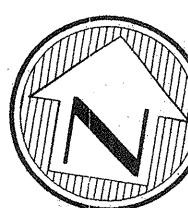
COUNTY CLERK, BEXAR COUNTY, TEXAS  
By: *Gerry Rickhoff*  
DEPUTY



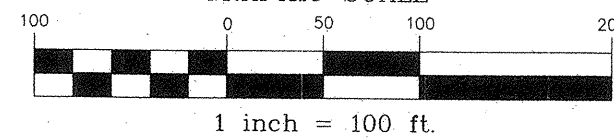
VRP#02-05-104

"C.P.S. NOTES AND LEGEND"

- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2.) ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V.E. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- 5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



GRAPHIC SCALE



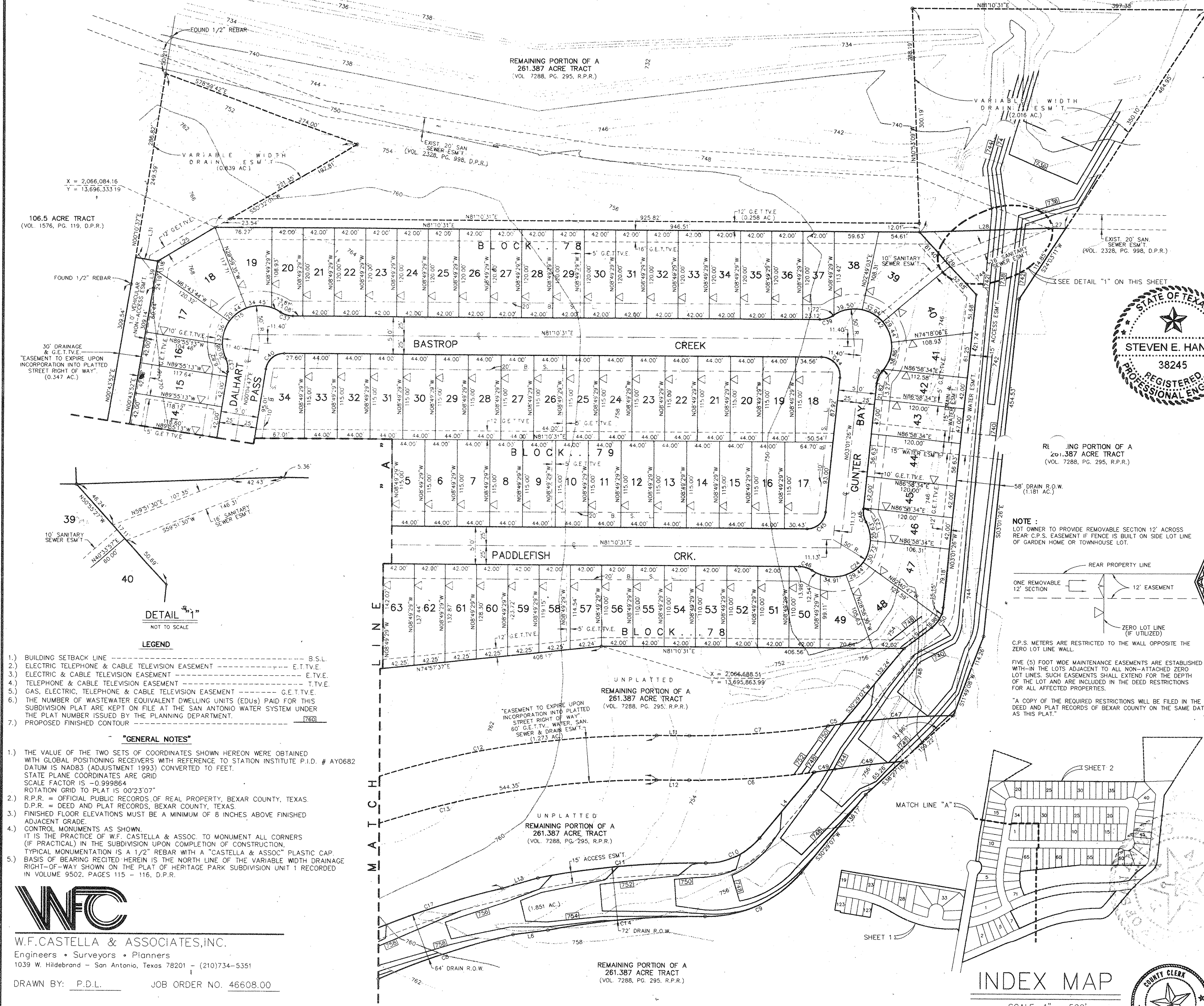
1 inch = 100 ft.

LOCATION MAP



At the time of recording this instrument was found to be inadequate for good photographic reproduction due to illegibility, carbon or photo copy, discolored paper, deterioration, etc.)

RECORDS REMOVED



DETAIL 1"

NOT TO SCALE

LEGEND

- 1.) BUILDING SETBACK LINE
- 2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT
- 3.) ELECTRIC & CABLE TELEVISION EASEMENT
- 4.) TELEPHONE & CABLE TELEVISION EASEMENT
- 5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- 6.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.
- 7.) PROPOSED FINISHED CONTOUR

"GENERAL NOTES"

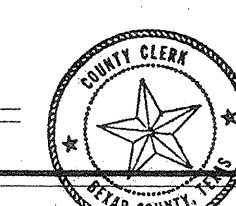
- 1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION INSTITUTE P.I.D. # AY0682 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS -0.999864 ROTATION GRID TO PLAT IS 0.002307°
- 2.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- 3.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 4.) CONTROL MONUMENTS AS SHOWN. IT IS THE PRACTICE OF W.F. CASTELLA & ASSOC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A "CASTELLA & ASSOC." PLASTIC CAP. BASIS OF BEARING RECITED HEREIN IS THE NORTH LINE OF THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY SHOWN ON THE PLAT OF HERITAGE PARK SUBDIVISION UNIT 1 RECORDED IN VOLUME 9502, PAGES 115 - 116, D.P.R.

W.F. CASTELLA & ASSOCIATES, INC.  
Engineers • Surveyors • Planners  
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

DRAWN BY: P.D.L. JOB ORDER NO. 46608.00

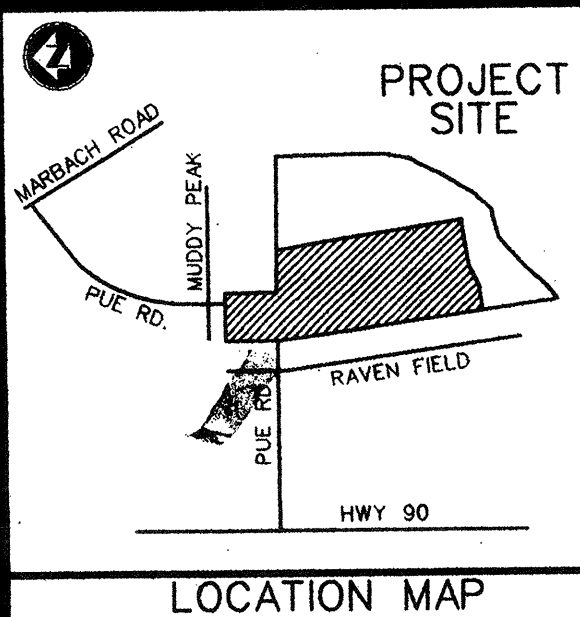
INDEX MAP

SCALE: 1" = 500'



Deputy-Betty Sepulveda  
Doc/Title - 99-0161804  
Doc/Regd - 0.00  
Doc/Regd - 0.00  
Receipt # - 256666  
At 2:10pm  
On Aug 24 1999  
GERRY RICKHOFF, COUNTY CLERK  
Filed for Record Int.





MILSERV, INC.  
125.12 AC.

APPROXIMATE LOCATION  
FLOOD PLAIN

OPEN  
SPACE

### LEGEND:

- Project Boundary
- Unit Boundary

### PROJECT SUMMARY:

Total Land Area: 141.84 Acres  
Total Number Of Lots: 860 Lots  
Density: 6.1 Units per Acre

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 MAY 21 PM 2:46

MILSERV, INC.  
125.12 AC.

PLAN HAS BEEN ACCEPTED BY  
COSA

May 7, 1999 629  
(date) (number)

If no plats are filed, plan will  
expire on Nov 5, 2000.

1st plat filed on

30' STREET DEDICATION FOR  
FUTURE PUE ROAD EXTENSION

AMOS F. BORRELL  
106.5 AC.

UNIT 1

UNIT 2

UNIT 3

UNIT 4

OPEN  
SPACE

20' SANITARY SEWER EASEMENT

UNIT 7

UNIT 5

UNIT 6

UNIT 8

\* STREET EXTENSION TO RAVEN FIELD ONLY  
IF CITY OF SAN ANTONIO RECOVERS  
RAVEN FIELD FROM EXISTING FLOOD PLAN.

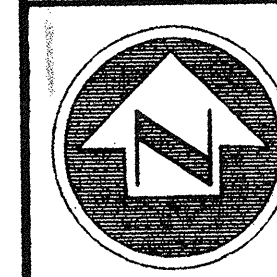
### UTILITIES:

Water: Bexar Met Water District  
Sewer: San Antonio Water System  
Telephone: S.W. Bell Telephone Co.  
Electric: City Public Service

### GENERAL NOTES:

1. Proposed Development Shown Hereon Is For Single Family Use, R-7 Zone.
2. Proposed Development Located Outside City Limits.
3. A T.I.A. Has Been Submitted To Traffic Dept. For Their Review.

REVISED DATE 1-11-99



SCALE: 1"=200'  
DATE: 8-26-98

KAUFMAN & BROAD  
LAND PLANNING TEAM

HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT  
4600 Federal at Loop • Box 52524 • 78207  
San Antonio, TX 78207 (210) 349-1111



# SUNSET DEVELOPMENT

## PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

VRP# 02-05-104

FILE: /misc/ssdovr12.dgn





City of San Antonio

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

New

02 MAY 21 PM 2:46

**Vested Rights Permit**  
**APPLICATION**

Permit File: # VRP 02-05-104  
Assigned by city staff

Date: 5-20-02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

1. Owner/ Agent KB Home Lone Star, L.P., a Texas Limited Partnership  
By: KBSA, Inc., its general partner
2. Address: 4800 Fredericksburg Road, San Antonio, Texas
3. Zip: 78229 Telephone # 349-1111
4. Site location or address North of Raven Field, adjacent to Pue Road
5. Council District NA ETJ ☒ Over Edward's Aquifer Recharge ( ) yes (x) no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formaly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Sunset Subdivision # 629

Date accepted: 5-7-99 Expiration Date: 11-5-00 MDP Size: 142 acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: Sunset Unit 8B Plat # 020134 Acreage: 4.939

Date submitted: 1-18-02 Expiration Date: 7-17-03

(Note: Plat must be approved within 18 months of application submittal date).

Plat Name: Sunset Unit 6 Plat # 020137 Acreage: 19.033  
Date Submitted: 1-25-02 Expiration Date: 7-24-03



August 17, 2001

**Approved Plat**

Plat Name: Sunset Unit 1 Plat # 990053 Acreage: 30.872 Approval  
Date: 6-9-99 Plat Recording Date: 8-24-99 Expiration Date: NA Vol/Pg. 9544/120-121

Plat Name: Sunset Unit 2 Plat # 990180 Acreage: 21.646 Approval  
Date: 3-8-00 Plat Recording Date: 5-8-00 Expiration Date: NA Vol/Pg. 9547/80-81

• **Approved Plat**

Plat Name: Sunset Unit 3 Plat # 2000079 Acreage: 20.908 Approval

Date: 6-28-00 Plat recording Date: 10-6-00 Expiration Date: NA Vol/Pg. 9548/205-206

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

Plat Name: Sunset Unit 8A Plat # 000235 Acreage: 5.340 Approval  
Date: 6-14-00 Plat Recording Date: 9-5-00 Expiration Date: NA Vol/Pg. 9548/120

• **Others**

Type of Permit: \_\_\_\_\_ Date issued: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Acreage: \_\_\_\_\_

(Note: Two maps of the area must be provided)

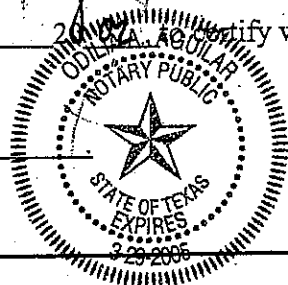
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Herb Quiroga Signature: Herb Quiroga Date: 5/26/02

Sworn to and subscribed before me by on this 20th day of May, 2002, I certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: 3/29/05



City of San Antonio use

☒ **Approved** As of 5-7-99 ☐ **Disapproved**

Review By: [Signature] Date: May 27, 2002  
Assistant City Attorney

August 17, 2001

02-05-104





City of San Antonio  
Development Services  
Subdivision Section

# PLAT INFORMATION

Date Submitted: 1-18-02

Plat ID Number: 020134

Plat Name: Sunset Subdivision Unit 8B

KB Home LoneStar LP, a Texas Limited Partnership

Owner/Agent: By: KB SA, Inc., its general partner Phone: 210-349-1111 Fax: 210-979-0072

Address: 4800 Fredericksburg Road, San Antonio, Texas

Zip code: 78229

Engineer/Surveyor: Vickrey & Associates, Inc.

Phone: 210-349-3271 Fax: 210-349-2561

Address: 7334 Blanco Road, Suite 109, San Antonio, Texas

Zip code: 78216

## BACKGROUND

1. ☒ Major Plat ☐ Minor Plat ☐ Amending Plat ☐ Development Plat

2. ☐ DIRECTOR -OR- ☒ PLANNING COMMISSION

3. Plat is associated with the development of a:

☒ POADP: ☒ Y/N Name Sunset # 629 Date Approved: 5/7/99

☐ PUD: Y/N Name \_\_\_\_\_ # \_\_\_\_\_ Date Approved: \_\_\_\_\_

4. All Specific Uses Proposed: Single Family Residential (restaurant, day care, warehouse, etc.)

5. City Council District NA Ferguson Map Grid 612 C-8 School District SWISD

6. Water Service: ☐ Saws ☐ Well ☒ Other Utility (name) Bexar Metropolitan Water District

7. Sewer Service: ☒ Saws ☐ Septic ☐ Other Utility (name) \_\_\_\_\_

8. Existing Zoning NA Case # if new application is in process NA

9. San Antonio City Limits - ☐ Yes ☒ No

10. Edwards Aquifer Recharge zone? -- ☐ Yes ☒ No

11. Previous/existing land fill? -- ☐ Yes ☒ No

12. Parkland, greenbelts, or open space? Flood plain? -- ☐ Yes ☒ No

## PLATTED AREA

Streets ☒ Public ☐ Private

Parks ☐ Public ☐ Private

Drainage R.O.W.

total acreage 0.811

Linear Ft 550

total acreage 0

total acreage 0.024

Single-Family

Acres

4.104

Lots

25

Non-Single Family

0

0

Private Streets, Common Area, Open Space & Easements

0

0

TOTAL Acreage

4.939

25

## FEES (please refer to the current fee schedule)

Major Base \$ 625.00

Minor Base \$ NA

# lots x fee = \$ 1,600.00

# lots x fee = \$ NA

# es x fee = \$ NA

\$103/ac over 20 \$ NA

Amending

\$ NA

Deferral

\$ NA

Replat PH

\$ NA

Vacating Declaration

\$ NA

Development Plat

\$ NA

Recordings (ICL Only)

Legal Document/Performance Agreement \$ NA

Plat \$ NA

Total Fee Sum:

\$ 2,225.00

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JAN 18 PM 2:46

RECEIVED  
02 JAN 18 PM 2:46  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION





CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 MAY 21 PM 2:46

# CITY OF SAN ANTONIO

May 7, 1999

Oscar Dominguez  
4800 Fredericksburg Road  
San Antonio, TX 78201

Re: Sunset Development

POADP # 629

Dear Mr. Dominguez:

The City Staff Development Review Committee has reviewed Sunset Development Subdivision Preliminary Overall Area Development Plan # 629. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Residential lots will not be permitted to front on Pue Road, in addition, The Pue Road ROW will need to be 60', in order to allow for the future expansion.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 MAY 21 PM 2:46



**VICKREY & ASSOCIATES, Inc.**  
CONSULTING ENGINEERS

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216 • 210-349-3271

OPERATING ACCOUNT

FROST NATIONAL BANK  
SAN ANTONIO, TEXAS

016252

PAY: One Hundred Sixty Dollars and 00/100\*\*\*\*\*

DATE

5-21-02

CHECK NO.

16252

AMOUNT

\*\*\*160.00\*\*\*

PAY  
TO THE  
ORDER  
OF

City of San Antonio

VICKREY & ASSOCIATES, INC.

⑆016252⑆⑆14000093⑆⑆08 0069965⑆